



DAVID EVANS
AND ASSOCIATES INC.

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MEMORANDUM

OCT 15 2007

DATE: October 9, 2007
TO: Jean Riley, Danielle Bolan; Jim Skinner; Glen Cameron
FROM: Kevin Picanco
SUBJECT: Traffic Memo, Trip Generation, Proposed Scope of TIA
PROJECT: Commercial Development South of City of Hamilton
PROJECT NO:
COPIES: Dean Logsdon – CLC Associates; Don Skillingstad – CLC Associates

Ravalli County Commissioners

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The following summarizes relevant traffic information for the proposed project.

Site Location

The developer is considering several sites south of the City of Hamilton along Hwy 93. For the purposes of this memo and upcoming meeting the site under consideration is located at the northeast corner of the Hwy 93/Blood Lane intersection.

Development Description

The proposed project includes development of approximately 155,000 sf of commercial/retail space. No outparcel development is anticipated. Access points are proposed to Hwy 93 and Blood Lane. See attached vicinity map and general site plan for more information.

Trip Generation (Preliminary)

PM peak:	Total-	595 trips
	Pass-by (17%)	100
	Net New Trips	495
AM peak:	Total-	285
	Pass-by (10%)	30
	Net New Trips	255

Anticipated Buildout Year

2010

Proposed TIA Study Period

PM peak only

Proposed TIA Study Locations

- Hwy 93 / Site Entrance
- Hwy 93 / Blood Lane
- Blood Lane / Site Entrance
- Blood Lane / Grantsdale Rd.

Proposed Analysis Scenarios

- Existing Conditions (2007)
- 2010 W/o Project
- 2010 With Project
- 2015 W/o Project (Forecast scenario)
- 2015 With Project (Forecast scenario)

Ambient Traffic Growth

Per nearby MDT automatic data recorder historical data or 2% compounded annually

Background Improvements Projects and Pending Developments

TBD